

R. Mead Phase 1 (Swindon) Management Company Limited

Directors Report and Financial Statements for the Year Ended

31 December 2025
Company Number 05467331

R. Mead Phase 1 (Swindon) Management Company Limited

FINANCIAL STATEMENTS

YEAR ENDED 31ST DECEMBER 2025

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R. Mead Phase 1 (Swindon) Management Company Limited - Registered number 05467331

REPORT OF THE DIRECTORS

YEAR ENDED 31ST DECEMBER 2025

The directors submit their report together with the financial statements for the year ended 31st December 2025.

PRINCIPAL ACTIVITIES AND BUSINESS REVIEW

Principal activities

The principal activity of the company is the management, maintenance and administration of the estate at Florey Court and Peony House, Swindon, in accordance with the terms of the leases granted to leaseholders and the Company's Articles of Association.

In carrying out its functions, the company collects and administers service charges, ground rent and contributions to a freehold acquisition fund from leaseholders. These amounts are applied in accordance with the lease obligations and for the benefit of leaseholders.

Service charges are collected to fund the repair, maintenance, insurance and management of the buildings and common parts of the estate. Ground rent collected by the company is held on behalf of the freeholder and remitted accordingly. Contributions to the freehold acquisition fund are held for the purpose of enabling leaseholders to participate in the potential acquisition of the freehold interest in the future.

The company acts in a management and fiduciary capacity in respect of these funds and applies them in accordance with the lease and the Company's governing documents. The company does not undertake trading activities and has no financial transactions in its own right, separate from these estate management functions. Accordingly, the financial statements reflect estate management funds administered by the company, rather than income or expenditure of the company in its own right.

The company operates under the terms of:

A head lease entered into between the freeholder and the company.

The leases entered into between the company, leaseholders and the freeholder

The Memorandum and Articles of Association of the company.

The company's members are the leaseholders of the 79 apartments on the site. In order to meet the expenses of maintaining the site the company charge its members an annual Service Charge in accordance with the terms of their leases.

Ground Rent:

Ground rent is payable by leaseholders which has to be collected by the company and passed to the freeholder. (see note 12 for further details).

Freehold Fund:

The leases permit the company to collect payments towards a freehold fund to be used to purchase the freehold for the benefit of leaseholders. (see note 12 for further details).

BUSINESS REVIEW

During the year the company purchased a further three secure steel communal entrance doors with the intention that the remaining doors will be replaced next year. The communal lighting continues to be updated with modern integrated movement sensors and combined LED and emergency units. The company commenced a planned maintenance cycle to replace the communal carpets and redecorate the blocks during the year.

SERVICE CHARGE ACCOUNTS

The financial statements include the transactions arising from the collection and administration of service charges, ground rent and freehold acquisition fund contributions. These amounts are collected and applied in accordance with the leases and represent funds administered by the company on behalf of leaseholders and, where applicable, the freeholder.

Any surplus or deficit arising on service charge activities is carried forward and applied for the benefit of leaseholders in future accounting periods.

Ground rent collected by the company is held on behalf of and remitted to the freeholder and does not represent income of the company.

R. Mead Phase 1 (Swindon) Management Company Limited - Registered number 05467331

REPORT OF THE DIRECTORS

YEAR ENDED 31ST DECEMBER 2025

DIRECTORS

The directors shown below have held office during the whole of the period from 1 January 2025 to the date of these accounts.

Matthew Bentley
Andrew James Drinkwater
Debra Jaye Evans
James Jonathan Evans

Under the Articles of Association one third of directors must retire by rotation every three years together with any director appointed by the board since the previous members' meeting and may offer themselves for re-election.

BY ORDER OF THE BOARD

Debra Jayne Evans
Director
17 February 2026

Registered office: 15 Windsor Road, Swindon, SN3 1JP
W: floreycourt.bml.site

R. Mead Phase 1 (Swindon) Management Company Limited

Income and Expenditure Statement

This account summarises service charges, ground rent and freehold acquisition fund contributions collected and administered by the company in accordance with the lease. These amounts do not represent income of the company but funds managed on behalf of leaseholders and, where applicable, the freeholder.

For the year ended 31 December 2025		31.12.2025	31.12.2024
	Note	£	£
Income	3	151,922	134,541
Service charge expenditure and ground rent payable	10	(123,931)	(98,226)
Surplus for the year before interest		27,991	36,315
Interest receivable	6	3,907	3,988
Surplus for the year transferred to reserve funds	7	31,898	40,303

R. Mead Phase 1 (Swindon) Management Company Limited

Balance Sheet

The balance sheet reflects estate management funds administered by the company in its capacity as management company in accordance with the lease and Articles of Association.

		31.12.2025		31.12.2024	
	Notes	£	£	£	£
Current Assets					
Cash at Bank		220,796		183,510	
Debtors	4	<u>26,364</u>		<u>20,065</u>	
		247,160		203,575	
Creditors:					
Amounts falling due within one year	5	(70,496)		(55,682)	
Net Current Assets			<u>176,664</u>		<u>147,893</u>
Total Assets Less Current Liabilities			<u><u>176,664</u></u>		<u><u>147,893</u></u>
Reserve Funds					
Service charge fund balance	7	123,169		108,292	
Freehold acquisition fund	7	56,622		39,601	
Total Reserve Fund Balances			<u><u>179,791</u></u>		<u><u>147,893</u></u>

For the year ending 31 December 2025 the company was entitled to exemption under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006

The directors acknowledge their responsibility for:

- ensuring the company keeps accounting records which comply with Section 386 and 387 of the Company's Act 2006 and
- preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year, and of its surplus or deficit for each financial year, in accordance with the requirements of section 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as is applicable to the company.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved by the board of directors on 17 February 2026 and were signed on its behalf by:

Debra Jayne Evans - Director

R. Mead Phase 1 (Swindon) Management Company Limited - Registered number 05467331

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2025

1 ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with provisions applicable to companies subject to the small companies' regime.

Service Charges

The company administers service charges, ground rent and freehold acquisition fund contributions in accordance with the lease and Articles of Association. The company administers funds on behalf of leaseholders and, where applicable, the freeholder.

These amounts are held and applied by the company in its capacity as management company and do not represent income or expenditure of the company in its own right.

Ground Rent

Ground rent is collected from leaseholders on behalf of the freeholder and is recognised as a liability until remitted.

Freehold Acquisition Fund

Contributions to the freehold acquisition fund are held for the purpose of enabling leaseholders to participate in any future acquisition of the freehold interest.

Interest

Interest earned on reserve funds is credited to the relevant fund balance.

OTHER INFORMATION

a) Ground Rent

The freehold of the site is owned by Furatto Limited (Company No. 08939347) who purchased the site for £193,097 which was 12 times the annual ground rent charged at the time. The site includes 79 apartments of which 2 are one-bed and 77 two-bed, held on leases granted for 150 years from 1 October 2004. The initial ground rent was £100 a year for a one-bed apartment and £150 a year for a two-bed apartment payable in two equal instalments in advance on 1 January and 1 July each year. The ground rent increases every 10 years in line with the increase in Retail Price Inflation. On 1 October 2014 the ground rent increased to £136.28 for a one-bed and £205.44 a year for a two-bed. On 1 October 2024 the ground rent increased to £205.59 for a one-bed and £309.92 a year for a two-bed and is next due to increase in line with the Index of Retail Price Inflation over the ten years to 1 October 2035.

b) Managing Agent

The company appointed Block Management Ltd, a professional local managing agent to manage the site on its behalf from on 1 February 2022. The managing agent has provided advice regarding the lease including the option to establish a freehold fund and Right To Manage.

c) Freehold Acquisition Fund

The leases provide an option for the company to purchase the freehold revision collectively on behalf of leaseholders. This would eliminate ground rent and allow the lease term to be extended (normally to 999 years). The option is available at a "Purchase Price" being the total amount of ground rent payable at the time the option is exercised multiplied by 12. The Sixth Schedule s12 of the lease states that a sum not exceeding 15% of the service charge in any year (excluding this provision) may be charged and collected as a fund for purchasing the freehold of the site.

As agreed with its leaseholders, the company now collects a contribution of 15% of the service charge towards a freehold acquisition fund. Interest received on funds held on deposit is allocated between the service charge reserve and the freehold acquisition fund based on the respective balances in each fund as at the commencement of the year.

d) Right to Manage

Block Management Ltd acted for leaseholders to acquire the Right To Manage in June 2023 following which the company is free to place buildings insurance at competitive rates rather than being tied to the freeholder's insurer.

e) Service Charges

The managing agent advises the company on the level of service charges based on forecast expenditure and reserve transfers.

e) Commissions and kick-back declaration

No commission or kick-backs are received by the current managing agent or the company directors.

f) Directors' interests

Debra Evans has declared an interest in the gardening and cleaning contracts as she is a partner in the contractor engaged by the company. She has accordingly absented herself as a director of the company from any decisions regarding these services.

R. Mead Phase 1 (Swindon) Management Company Limited - Registered number 05467331

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2025

2 STATUTORY INFORMATION

R. Mead Phase 1 (Swindon) Management Company Limited is a private company, limited by guarantee, registered in England and Wales. The company's registered office address can be found on the Directors' Report page.

The average number of employees during the year was : none (2024: none)

3 INCOME RECEIVABLE

Income represents the amounts derived from the issue of service charge invoices during the year, exclusive of value added tax, plus collection of ground rent and contributions to a freehold purchase fund as detailed below.

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Service Charges:	106,500	103,000
Ground Rent	29,447	16,091
Freehold Acquisition Fund	15,975	15,450
Total receivable	<u>151,922</u>	<u>134,541</u>

4 DEBTORS

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Trade debtors (outstanding service charge contributions due from leaseholders)	389	1
Prepaid expenses (insurance and ground rent to freeholder)	25,975	20,064
	<u>26,364</u>	<u>20,065</u>

5 CREDITORS: Amounts falling due within one year

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Accrued expenses (expenses incurred but not paid until the following period)	28,860	22,259
Other creditors - <i>ground rent refund due</i>	3,109	-
Service charges received from leaseholders in advance	38,527	33,423
	<u>70,496</u>	<u>55,682</u>

6 INTEREST RECEIVABLE

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Bank interest on service charge reserves	2,861	3,125
Bank interest on freehold acquisition fund	1,046	863
	<u>3,907</u>	<u>3,988</u>

7 RESERVE FUND BALANCES

	Total	Service Charges	Freehold Fund
	£	£	£
Balance brought forward	147,893	108,292	39,601
Surplus for the year transferred to fund balances	31,898	14,877	17,021
Balances at year-end	<u>179,791</u>	<u>123,169</u>	<u>56,622</u>

These balances represent funds held and administered by the company in accordance with the lease and Articles of Association.

SERVICE CHARGE RESERVE POLICY

The directors consider it is prudent to aim to hold a service charge reserve of at least two years service charges income to meet large irregular items of expenditure without the need for large variations in the level of Service Charges from year to year.

FREEHOLD ACQUISITION FUND

See note 1 c)

8 Reconciliation of operating surplus to operating cash flows

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Operating surplus	27,991	36,315
Increase in debtors (note 4)	(6,299)	(1,104)
Increase in operating creditors (note 5)	11,687	20,355
Net cash inflow from operating activities	<u>33,379</u>	<u>55,566</u>

Prepaid expenses (insurance and ground rent to freeholder)

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2025

9 Analysis of changes in cash during the year.	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Balance brought forward	183,510	123,956
Net cash inflow (note 9)	33,379	55,566
Interest received (note 6)	3,907	3,988
Balance at year-end	<u>220,796</u>	<u>183,510</u>
10 Detailed Income & Expenditure	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Total income (note 3)	151,922	134,541
Less:		
Ground rent payable to freeholder	(26,320)	(16,091)
Less freehold fund	<u>(15,975)</u>	<u>(15,450)</u>
Service charge income	106,500	103,000
Service charge expenditure:		
Grounds maintenance	(5,190)	(4,853)
Site maintenance	(581)	(3,580)
Refuse management	(290)	(140)
Electrical maintenance	(3,609)	(2,845)
Cleaning	(4,728)	(3,900)
Maintenance - building	(10,769)	(3,380)
Maintenance - carpeting	(2,775)	-
Maintenance - communal TV system	-	(685)
Maintenance - new communal doors	(13,998)	(12,792)
Maintenance - redecoration	(3,780)	-
Maintenance - gutter clearance	(900)	-
Automatic Opening Vent maintenance	(480)	(501)
Door access control	(72)	(5,900)
Insurance - buildings	(23,841)	(20,746)
Insurance - directors & officers	(381)	(354)
Communal electricity	(4,569)	(4,609)
Accounts	(840)	(840)
Management agent fees	(16,836)	(15,888)
Professional fees - Risk Assessment	(660)	-
Professional fees - Acquisition of RTM	-	(966)
Companies House and ICO fees	(115)	(69)
Sundry	(70)	(87)
Total expenditure	<u>(94,484)</u>	<u>(82,135)</u>
Operating surplus (excluding freehold fund)	<u>12,016</u>	<u>20,865</u>
Add interest receivable on service charge funds (note 6)	2,861	(3,125)
Service charge surplus transferred to reserves (note 7)	<u>14,877</u>	<u>17,740</u>
11 Freehold Acquisition Fund		
Income (note 3)	15,975	15,450
Interest received (note 6)	1,046	863
Freehold acquisition fund surplus transferred to reserves (note 7)	<u>17,021</u>	<u>16,313</u>